

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY BY AMENDING ARTICLE III, §62-10 TO INCREASE THE LATE CHARGE FOR BEGINNING CONSTRUCTION PRIOR TO OBTAINING A COUNTY BUILDING PERMIT.

COUNCIL HAS DETERMINED THAT IN ORDER TO BETTER SERVE THE HEALTH, SAFETY AND WELFARE OF THE CITIZENS OF SUSSEX COUNTY AND TO DISCOURAGE THE COMMENCEMENT OF CONSTRUCTION WITHOUT A COUNTY BUILDING PERMIT, IT IS NECESSARY TO INCREASE THE LATE FEE THAT IS CHARGED WHEN CONSTRUCTION IS BEGUN OR COMPLETED PRIOR TO OBTAINING A COUNTY BUILDING PERMIT.

NOW THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:

§62-10. Late charges.

Any violation of this article shall result in the imposition of a late charge [of \$100.00,] in an amount equal to the amount of the building permit fee. For example, if the building permit fee is \$100.00, the amount of the late charge shall be \$100.00, resulting in the applicant paying a total of \$200.00, all of which shall be paid at the time of application for the building permit or manufactured home placement permit but before issuance of the permit.

Synopsis:

This amendment increases the penalty for failing to obtain a building permit prior to beginning or completing construction by setting the late charge at an amount equal to the amount of the building permit fee. This amendment is a response to the fact that the County has experienced 60 violations between January 1 and March 15, 2006 which represents a substantial loss of revenue to the County because of the delay in placing the value of the improvements on the County tax roles. This amendment is intended to make it less likely that builders and/or homeowners will begin construction without a County building permit.